

047.A

0006

0170.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

477,100 / 477,100

USE VALUE:

477,100 / 477,100

ASSESSED:

477,100 / 477,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
170		FRANKLIN ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: WATSON DAVID M &		
Owner 2: SHEEHAN CAITLIN A		
Owner 3:		

 Street 1: 170 FRANKLIN ST UNIT 1  
 Street 2:

Twn/City: ARLINGTON

 St/Prov: MA Cntry: Own Occ: Y  
 Postal: 02474 Type:

**PREVIOUS OWNER**  
 Owner 1: KILLIAN LAUREN -

Owner 2: -

Street 1: 170 FRANKLIN ST

 Twn/City: ARLINGTON  
 St/Prov: MA Cntry: Own Occ: Y  
 Postal: 02474

**NARRATIVE DESCRIPTION**  
 This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1365 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**  
 Code Descrip/No Amount Com. Int

**PROPERTY FACTORS**  
 Item Code Description % Item Code Description

 Z R2 TWO FAMIL 100 water  
 o Sewer  
 n Electri  
 Census: Exempt  
 Flood Haz:  
 D Topo 1 Level  
 s Street  
 t Gas:

## LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo 0 Sq. Ft. Site 0 0. 0.00 8026

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	473,800	3,300		477,100		310477
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

Total Card 0.000 473,800 3,300 477,100 Entered Lot Size

Total Parcel 0.000 473,800 3,300 477,100 Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 349.52 /Parcel: 349.5 Land Unit Type:

Parcel ID 047.A-0006-0170.1

!15643!

PRINT

Date 12/11/20

Time 05:20:13

LAST REV

Date 07/12/18

Time 08:41:21

danam

15643

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	466,600	3300	.	.	469,900	469,900	Year End Roll	12/18/2019
2019	102	FV	442,000	3300	.	.	445,300	445,300	Year End Roll	1/3/2019
2018	102	FV	390,400	3300	.	.	393,700	393,700	Year End Roll	12/20/2017
2017	102	FV	355,400	3300	.	.	358,700	358,700	Year End Roll	1/3/2017
2016	102	FV	355,400	3300	.	.	358,700	358,700	Year End	1/4/2016
2015	102	FV	328,100	3300	.	.	331,400	331,400	Year End Roll	12/11/2014
2014	102	FV	312,900	3300	.	.	316,200	316,200	Year End Roll	12/16/2013
2013	102	FV	312,900	3300	.	.	316,200	316,200		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KILLIAN LAUREN,	51473-306		7/23/2008		360,000	No	No		

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
7/12/2018									Measured		DGM	D Mann			
1/14/2009									NEW CONDO		BR	B Rossignol			

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

